

Best Places to Live: Canada Liveability Report



Canadians love where they live; RE/MAX Report explores some of the best places to live in Canada

- *89 per cent of Canadians would recommend their neighbourhoods to others*
- *Major Canadian cities are a beacon for liveability*

Canadians genuinely celebrate the liveability factors — the qualities that give each homeowner the true satisfaction of his/her home within the context of a neighbourhood — when it comes to choosing a property to buy and live in. In fact, 89 per cent of Canadians would recommend their neighbourhood to others according to a recent RE/MAX survey conducted by Leger.

The latest RE/MAX report examined a variety of quality of life factors and how they impact Canadians' home-buying decisions.

“Housing is often a contentious topic in Canada, with affordability and inventory being persistent problems from coast to coast,” says Christopher Alexander, Executive Vice President, RE/MAX of Ontario-Atlantic Canada. “However, when buyers are looking for a home, the search begins at the neighbourhood level. And the good news is that Canadians have lots of choice when it comes to ‘liveable’ cities and neighbourhoods.”

Six-in-10 Canadians put easy access to shopping, dining and green spaces at the top of their liveability criteria. Proximity to public transit (36 per cent), work (30 per cent) and to preferred schools (18 per cent), as well as cultural and community centres (18 per cent) fall out of the top five neighbourhood wants and expectations.

The proximity and availability of these liveability factors is so important that Canadians spend more than two-thirds of their time in their own neighbourhood. This rate is higher among Baby Boomers compared to Gen Z, Millennial and Gen X Canadians.

“While price and value are always top of mind for buyers, there are some aspects about a home that you can’t change,” says Alexander. “These liveability factors are what make your home more than just the place you live. They are at the heart of the Canadian experience, especially when you consider the survey results.”

RE/MAX brokers were also asked to tap into their neighbourhood expertise and rate their city on each liveability factor.

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2019 LIVEABILITY INDEX

Part of the 2019 RE/MAX Liveability Report

RE/MAX®

 Availability of work/access to employment opportunities

 Availability of public transit

 Access to green spaces and parks

 Availability of big and small retail stores

 Economic development

 Population growth

 Number of top rated/preferred schools

 Housing supply

 Housing affordability

 Access to healthcare facilities

 Easy access to bike lanes and/or walking paths

Cities	LIVEABILITY CRITERIA										
											
Halifax	●	●	●	●	●	●	●	●	●	●	●
Ottawa	●	●	●	●	●	●	●	●	●	●	●
Toronto	●	●	●	●	●	●	●	●	●	●	●
Brampton	●	●	●	●	●	●	●	●	●	●	●
Mississauga	●	●	●	●	●	●	●	●	●	●	●
Hamilton	●	●	●	●	●	●	●	●	●	●	●
Kitchener-Waterloo	●	●	●	●	●	●	●	●	●	●	●
London	●	●	●	●	●	●	●	●	●	●	●
Winnipeg	●	●	●	●	●	●	●	●	●	●	●
Saskatoon	●	●	●	●	●	●	●	●	●	●	●
Edmonton	●	●	●	●	●	●	●	●	●	●	●
Calgary	●	●	●	●	●	●	●	●	●	●	●
Vancouver	●	●	●	●	●	●	●	●	●	●	●
Nanaimo	●	●	●	●	●	●	●	●	●	●	●
Victoria	●	●	●	●	●	●	●	●	●	●	●

● High ● Medium ● Low



For more information about the report, visit www.remax.ca
 Brokers were asked to rate their city on each liveability criteria. A ranking of 1-5 was deemed low, 6-8 was deemed medium and 9-10 was deemed high.

In the west, Calgary ranked high in seven out of 11 categories, including offering good access to employment opportunities, population growth, housing supply, housing affordability and easy access to bike lanes and/or walking paths. Confederation and Nose Hill Park are two of the most popular parks in the city and the Rotary Mattamy Greenway is the cycling equivalent to the ring road. Inglewood, Hillhurst and Charleswood rank as the top three all-around liveable neighbourhoods. Edmonton also ranked high in access to employment opportunities, number of top rated/preferred schools and easy access to bike lanes and/or walking paths.

“Despite reports of slowing economic conditions and a relatively flat real estate market in Alberta, Calgary and Edmonton shine as beacons of liveability,” says Elton Ash, Regional Executive Vice President, RE/MAX of Western Canada. “This is a promising sign for any buyers considering a purchase in either city as they continue to develop as liveable cities in their own right.”

Toronto ranked medium for access to green spaces and parks but high for availability of big and small retail stores, population growth and access to healthcare facilities. The neighbourhoods that rated highest for access to green space and parks – Rosedale, Leaside and The Beaches – are also the most expensive. Conversely, Toronto’s most affordable neighbourhoods include parts of Scarborough and East York.

Vancouver ranked medium for availability of big and small retail stores, population growth and housing supply. However, it ranked high in availability of public transit, where the Skytrain and bus system prove exceptional; and walkability, especially in Yaletown. Main, West End and Kerrisdale are the top three all-around liveable neighbourhoods in Vancouver while Mount Pleasant, Downtown and Renfrew-Collingwood are the most affordable.

Other regions include Ottawa, where The Glebe neighbourhood is the best for walkability and public transit; Halifax, where Clayton park boasted high inventory; Hamilton, where Beasley was best for affordability; Winnipeg, where Transcona is a hidden gem neighbourhood; Saskatoon, where Nutana is the all-around best neighbourhood for liveability; and Nanaimo, where Central Nanaimo is best for affordability.

“Liveability encompasses the many intangibles when buying and selling a home than an algorithm will never sufficiently capture. You need word of mouth and the on-the-ground expertise of a REALTOR® who has genuine locale knowledge like few others,” adds Ash.

Key findings from the 2019 RE/MAX Liveability Report Survey

LOVE WHERE YOU LIVE
RE/MAX[®]

2019 Liveability Report

Neighbourhoods are at the heart of liveability. Unlike your home, neighbourhoods can't be changed by you alone. Prospective home-buyers should consider liveability factors when making their next move. Canadians were asked to indicate which liveability factors they enjoy most where they currently live.



89%
of Canadians would recommend their neighbourhoods to others.



6-in-10
Canadians enjoy proximity to shopping, dining and green spaces where they live.



2/3s
Canadians' time is spent in their own neighbourhood. **This is higher for Boomers than Gen Z, Millennials and Gen X.**



Shopping & Dining

Proximity to retail stores and restaurants 62%



Green Space & Paths

Access to green spaces and parks 40%

Proximity to green spaces 31%

Easy access to bike lanes and/or walking paths 23%



Services & Employment

Proximity to public transit 36%

Proximity to work 30%

Proximity to preferred schools 18%

Proximity to cultural and community centres 18%

Liveability factors that increase and decrease property value:



Low crime rates
Access to schools
Housing affordability



High crime rates
Neighbourhoods that have been neglected
Proximity to busy streets/highways



REGIONAL SUMMARIES



Halifax

Downtown Dartmouth, North End Halifax and Clayton Park rank as the top three neighbourhoods in Halifax for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Downtown Dartmouth ranks as the top hidden gem neighbourhood for its unique amenities like access to ferry transportation and a multisport stadium.



Ottawa

Mooney's Bay, Downtown Ottawa and The Glebe rank as the top three neighbourhoods in Ottawa for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Crystal Beach ranks as the top hidden gem neighbourhood, while Orleans, Barrhaven and Blackburn Hamlet rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Toronto

In Toronto, the downtown core (south of Bloor Street) reigns supreme for proximity to public transit and walkability. When it comes to access to green spaces, Midtown has a variety of options to choose from, specifically North Riverdale and Leaside. For walkability, Davisville, Yonge and Eglinton and Leslieville top the list. The Western Region of Scarborough is the hidden gem in the city offering great liveability and affordable housing.



Brampton

The neighbourhoods of Heartlake, Sandringham and Fletchers Meadow rank as the top three for access to green spaces, walkability, access to retail shops/restaurants as well as public transit. Of the three, Sandringham also has a high housing supply. Vales of Castlemore ranks as a hidden gem neighbourhood due to housing affordability of its larger size property supply.



Mississauga

Port Credit, Streetsville and Cooksville rank as the top three neighbourhoods in Mississauga for access to green spaces and parks, walkability, access to retail stores and restaurants, and public transit. Mineola, Lakeview ranks as the top hidden gem neighbourhood. Lakeview also ranks high in affordability. When it comes to affordability and housing supply, the City Centre, Erin Mills and Cooksville top the list.



Hamilton

Meadowlands, Beasley and Sydenham rank as the top three neighbourhoods in Hamilton for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around by car and public transit. Sydenham ranks as the top hidden gem neighbourhood in Hamilton for its supply of both high rises and detached homes, attracting both retirees and growing families.



Kitchener-Waterloo

Doon, Stanley Park and Beechwood rank as the top three neighbourhoods in Kitchener-Waterloo for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. The downtown areas for both Kitchener and Waterloo boast affordable options and good supply of inventory.



London

London's neighbourhoods of Byron, Lambeth and Old South London rank as the top three for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Lambeth ranks as the top hidden gem neighbourhood, while Carling Heights, White Oaks and Southcrest rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Winnipeg

Winnipeg's neighbourhoods of Bridgwater Lakes, River Heights and West Kildonan rank as the top three for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Transcona ranks as the top hidden gem neighbourhood, while River Park South, Sargent Park and Saint James rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Saskatoon

Nutana, Stonebridge and City Park rank as the top three neighbourhoods in Saskatoon for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Caswell ranks as the top hidden gem neighbourhood, while it, Riversdale and Exhibition rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Edmonton

Old Strathcona, Oliver and Westmount rank as the top three neighbourhoods in Edmonton for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Summerside ranks as the top hidden gem neighbourhood, while Oliver, Clareview and Hudson rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Calgary

Calgary's Inglewood, Hillhurst and Charleswood areas rank as the top three all-around liveable neighbourhoods for access to green spaces and parks, walkability, access to retail stores and restaurants and ease of getting around/public transit. North Haven Upper, Renfrew, Chinook and Meadowgate Park rank as the top hidden gem neighbourhoods to housing supply, affordability and liveability factors.



Vancouver

Main, West End and Kerrisdale rank as the top three neighbourhoods in Vancouver for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Main ranks as the top hidden gem neighbourhood, while Mount Pleasant, Downtown and Renfrew-Collingwood rank as the top three neighbourhoods for affordability and good supply of housing inventory.



Victoria

Victoria Core, Saanich and Westshore rank as the top three neighbourhoods in Victoria for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Estevan Village in Oak Bay ranks as the top hidden gem neighbourhood, while Langford, Colwood and Saanich are the top neighbourhoods for affordability and good supply of housing inventory.



Nanaimo

Lower Lantzville, North Nanaimo and Departure Bay rank as the top three neighbourhoods for access to green spaces and parks, walkability, retail and restaurants and the ease of getting around/public transit. Lower Lantzville ranks as the top hidden gem neighbourhood, while Central Nanaimo, Uplands and Diver Lake rank as the top three neighbourhoods for affordability and good supply of housing inventory.